

Attachment 3
Policies & Regulations
Summary

ATTACHMENT 3: POLICIES AND REGULATIONS SUMMARY

Official Community Plan Land Use Designation

The Official Community Plan (OCP) designation for this site is *Residential: Detached and Semi-Detached* which allows low density residential, primarily in the form of single detached dwellings with secondary suites, duplexes, and accessory dwelling units (e.g. laneway house, carriage house). Complementary uses include home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities, places of worship), utilities, transportation corridors, parks, open space, and community facilities. The OCP also indicates that, through a Heritage Revitalization Agreement (HRA), a property may be eligible for incentives such as a smaller minimum lot size, an increase in density, or reduced parking requirements, which would make it viable to conserve assets with heritage merit. The proposed application is consistent with the OCP designation for this site.

Queen's Park Heritage Conservation Area

The subject property is protected under the Queen's Park Heritage Conservation Area (QPHCA). The proposed Heritage Designation and Heritage Revitalization Agreement (HRA) would provide a high level of protection, design control, and development regulations which exceed those of the QPHCA. The additional protection and sensitive infill proposed is overall consistent with the goals of the Heritage Conservation Area. The proposed application is consistent with the QPHCA's design guidelines.

Zoning Bylaw

The existing zoning for the site is RS-4 Queen's Park Single Detached Dwelling District. The intent of this district is to allow single detached dwellings with secondary suites and a laneway or carriage house. In this zone, the maximum floor space ratio (FSR) for houses which are protected under the Queen's Park Heritage Conservation Area is 0.7 and houses not protected under the Heritage Conservation Area is 0.5. As described in the report, the proposed application would require zoning relaxations. As such, a Heritage Revitalization Agreement would be required to permit the proposal.

Development Review Process

As there are fewer than five units proposed for each lot, and the form of development is consistent with the Official Community Plan, the application was not forwarded to the New Westminster Design Panel or the Advisory Planning Committee for review and comment.

Under the development review process, Council may waive a project's Public Hearing based on consideration of the results of online City-led consultation. As Public Hearings cannot be waived for Heritage Designation Bylaws, City-led consultation is not conducted on HRA projects, in favour of moving the Bylaws through Public Hearing

together. Regardless, the project was listed on Be Heard New West, the City's online community engagement platform, with a description of the project, review stages and timelines, as well as project drawings and links to various staff and committee reports. Information about the applicant-led consultation was also posted on Be Heard New West.

Heritage Revitalization Agreement

A Heritage Revitalization Agreement (HRA) is a negotiated agreement between the City and a property owner for the purposes of heritage conservation. In exchange for long term legal protection through a Heritage Designation Bylaw and exterior restoration, certain zoning relaxations are considered. An HRA does not change the zoning of the property, rather it adds a new layer which identifies the elements of the zone that are being varied or supplemented. An HRA is not legally precedent setting as each one is unique to a specific site.

When Council considers entering into an HRA with a property owner, one of the objectives is to balance the benefits to the property owner with the benefits to the public. In this proposal, the heritage benefit to the community is restoration, continued historic use and the full legal protection of the heritage building through a Heritage Designation Bylaw. In the City's *Policy for the Use of Heritage Revitalization Agreements*, lot size, density, and siting or massing elements may be considered for relaxation.

Heritage Related Design Guidelines

Council endorsed *The Standards and Guidelines for the Conservation of Historic Places in Canada* in 2008 as a basis for assessing heritage conservation projects within the city. These are national guidelines for best practice in heritage restoration, rehabilitation, and design. The goal of the Standards and Guidelines is to promote heritage conservation best practice while ensuring respectful and sensitive new construction. HRA applications are evaluated against these guidelines.

Heritage Designation

A Heritage Designation Bylaw is a form of land use regulation that places long-term legal protection on the land title of a property. Any changes to a protected heritage property must first receive approval from City Council (or its delegate) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted by Council with an HAP.

Infill House Densification

This project proposes a one and half storey infill house with a height of 8.9 m. (29.4 ft.), similar to the height of the heritage house at 9.1 m. (29.8 ft.). This is below the height allowed for houses in this zone. The infill is located at the rear of the property (behind the heritage house) and as such does not interrupt the streetscape. The infill house has

been designed to reduce massing with the second floor built into the roof and the inclusion of a basement. Its scale, massing, and materials are compatible with the historic houses on the subject block.

The infill house would be 207 sq.m. (2,235 sq.ft.) in area of which 64 sq.m. (695 sq.ft.) would be located within the basement. This would result in 143 sq.m. (1,540 sq.ft.) for the floors above grade level. Visually, this represents a 60% increase above the typical carriage house, and results in a total of 19% site FSR. Should a carriage house be built on the property, it would be allowed to be built up to the maximum 11.7% FSR as per zoning regulations for a total of 89 sq.m. (958 sq.ft.) with only two floors permitted above grade level (no in-ground basement). Therefore, the FSR located above ground for the proposed infill house would be 54 sq.m. (582 sq.ft.) larger than the carriage house. Though larger in squarefootage, the infill house would also have a compact 70 sq. m. (758 sq. ft.) footprint which is similar in size to that of a carriage house.

Tree Removal and Replacement

The project would require removal of two trees from the rear of the property. The City Arborist has indicated these trees are not high value due to their species and condition. Per the City’s Tree Protection Bylaw, four trees would need to be planted on-site to replace those that are being removed. This would be finalized as part of the Tree Permit Application review process.

Waste Management

The applicant is proposing to locate the solid waste infrastructure on the subject sites. For the heritage house, the bins would be located at the rear and for the infill house, along the side of the house. Overall there is sufficient area on both sites for the solid waste and recycling bins and is consistent with the Solid Waste Regulation Bylaw.

Site Proximity to Transit Service and Other Sustainable Transportation Options

Both Fourth Avenue and Second Street are classified as local roads, while Seventh Avenue, which is 660 m. / 0.66 km. from the subject site, serves as part of the Crosstown Greenway. The site is also within 35 m. (114 ft.) of a bus stop, and within 600 m. (0.6 km.) of the frequent transit network (FTN) on Sixth Street. The sidewalk network surrounding the site is complete, including an accessible curb letdown at the intersection. Transit service is proximate, as shown on the table below:

Table 1: Site Proximity to Transit Service

Bus Service	Frequency	Approx. Distance
#105	Approx. 30 minutes	35 m. (114 ft.) to Second Street and Fourth Avenue